

# Niagara County Industrial Development Agency

## Project Summary Sheet

### Courtlyn LLC (Dr. Timothy Hannon)

#### Project No. 10-05

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**Applicant:** Courtlyn LLC (Dr. Timothy Hannon)

**Project Location:** 3448 Niagara Falls Boulevard, Town of Wheatfield

**Assistance:** 10 year Commercial PILOT  
Sales tax exemptions  
Mortgage recording tax exemption

**Description:** Dr. Timothy Hannon currently maintains a dental practice in Kenmore. His partner, Dr. Christopher Kacalski maintains a general dental practice in Lancaster. Together the dentists have over 30 years experience. Drs. Hannon and Kacalski seek to purchase the abandoned former Niagara Gutter property on Niagara Falls Boulevard. The project would consist of demolition of one of the buildings, use of one for storage and rehabilitation of the largest (2,800 square feet) for use as a dental office.

Their research indicates that the Wheatfield area is highly underserved by specialized dental services. They would be the only providers to use Cerec technology, capable of producing crowns in one hour (crown process usually takes 2 weeks). They could possibly provide this service to other dentists who are currently using outside labs. In addition, mini-implant services would also be unique to this area.

This practice also provides special dental plans to small businesses wherein The patient realizes discounts of up to 50% for services, but there is no cost to The employer.

<b>Project Costs:</b>	Land	\$250,000
	New construction	280,000
	Demolition	20,000
	Site work and preparation	10,000
	Machinery & Equipment	400,000
	Arch./eng./legal/other	<u>59,000</u>
	Total	\$ 1,019,000

**Employment:** Current: 0 Within 2 years: 3 doctors, 9 full time staff  
Skills: Dentists, Hygienists, Office staff

**Impacts:** Estimated additional annual taxes generated at conclusion of PILOT: \$9,600  
Total payroll years 1 and 2: \$1,500,000

#### Staff Recommendations:

- Project is consistent with Agency policy and IDA legislation.
- Agency Counsel has reviewed and approved this request.
- Project creates new jobs, increases payrolls, and generates revenues to local taxing jurisdictions.
- Project makes use of abandoned buildings.